

Thousands of people like you can have trouble making the next mortgage payment. Though things may seem hopeless, there is help available! However, you need to take the first step! If you ignore the problem you may lose your home to foreclosure, possibly affecting your ability to qualify for credit to rent another home.

LACKAWANNA ZOMBIE PROPERTY TASK FORCE

Lackawanna Zombie Property Task Force is focused on addressing and preventing the growing number of zombie and vacant properties within the City of Lackawanna. The task force reaches out to homeowners who are in default or in the process of foreclosure, through community outreach programs and collaboration with local agencies to provide confidential and low (if no cost) services from community providers. Zombie properties are properties where the owner has abandoned or vacated, due to notice of default or commencement for the foreclosure process. This leaves the property in legal limbo.

“LET US HELP YOU!”

We are an outreach program run by the Department of Development for the City of Lackawanna with funding provided by the New York State Attorney General’s Office and services through the Local Initiative Support Corporation.

We are located at, 714 Ridge Road, Rm. 309, Lackawanna, N.Y. 14218, to submit complaints and/or identify Zombie Properties.

ZOMBIE HOTLINE:
(716) 827-6475 • Lacknyszombies.com

FREQUENTLY ASKED QUESTIONS ABOUT FORECLOSURE

Q: What can I do if I am at risk of a foreclosure?

A: Contact the Attorney General Prevention Hotline 855-HOME-456

Q: When in the foreclosure process do I have to move out of my house?

A: Many times people move from their homes before they have to. You can legally stay in your home until the title changes after the foreclosure auction is held.

Q: Will a foreclosure stay on my credit report? If so, how long?

A: 7 years a foreclosure can stay on your credit report. However, until you have resolution your credit will be affected from the time you began having late payments.

Be a good neighbor. Identify zombie properties to your community.

OPTIONS TO KEEP YOUR HOME

Partial Claim: A borrower receives a second loan in an amount necessary to bring the mortgage payments up to date. The loan is interest free and does not have to be repaid until you sell your home or pay off your first mortgage. This option is only available to borrowers with FHA- insured loans. If you have a conventional loan ask your lender if they offer an "advance claim."

Mortgage Modification: A modification is a permanent change to your loan through which the overdue payments may be added to your loan balance, the interest rate may be changed or the number of years you have to pay off the loan may be extended.

Special Forbearance: Forbearance is a special agreement between the lender and the borrower to delay a foreclosure. The literal meaning of forbearance is "holding back. "Your lender may provide for a temporary reduction or suspension of your payments to allow you time to overcome the problem that reduced your income.

OPTIONS WHEN YOU CAN'T KEEP YOUR HOME

Contact Federal Housing Administration: HUD's Nation Servicing Center can assist homeowners with FHA insured loans by calling (877) 622-8525. Hearing or speech impaired persons by can call TDD/TTY Number (800)877-8339.

Pre-Foreclosure Sale: Pre-Foreclosure is the status of a property which is in the early stages of being repossessed due to the property owner's inability to pay an outstanding mortgage obligation. At this point, the property owner has the opportunity to pay off the outstanding debt or sell the property before it is foreclosed. You also may be eligible to receive a relocation expense if you qualify. With the lenders approval you can offer your house for sale at fair market value even if you receive less than the amount owned on the property.

Deed-in-lieu of Foreclosure: Deed-in-lieu of Foreclosure is a potential option for the homeowner to avoid foreclosure. This allows the borrower to voluntarily return the property back to the bank in exchange for the release of all obligations under the mortgage. You may be eligible to receive a relocation expense if the property is left clean and undamaged.

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LIST OF COMMUNITY PROVIDERS

- **Federal Housing Administration**
www.hud.gov/fha • 1 (800) CALL-FHA
- **New York State Office of the Attorney General
Homeowner Protection Program**
www.AGScamHelp.com • 1 (855) 466-3456
- **ACCESS of Western New York**
Info@accesswny.org • (716) 332-5901
- **Belmont Housing Services of WNY**
(716) 884-7791
- **Catholic Charities of WNY**
LackawannaNYCoalition@gmail.com
(716) 824-4760
- **Consumer Credit Counseling Services
of Buffalo New York**
(716) 712-2060
- **Lackawanna Housing Development Corporation**
(716) 823-5124
- **Western New York Law Center**
(716) 855-0203
- **Supportive Services Corporation**
(716) 881-6350
- **Western NY Employment Strikeforce
Career Center**
Lackawanna Public Library
1 (888) 708-6712
- **Consumer Credit Counseling Services
of Buffalo, Inc.**
(716) 712-2060